



8 Tower Place, Aberlour, AB38 9PE
Offers over £170,000

Immaculate two bedroom semi-detached house situated in the sought after Speyside town of Aberlour and within short walking distance of the town centre. The accommodation comprises entrance porch, hallway, guest WC, lounge/diner, kitchen, two double bedrooms and a bathroom. The property which is in excellent order throughout further benefits from double glazing, gas central heating, garage, garden and driveway.

ENTRANCE PORCH

Composite entrance door; glazed on one side; wood effect vinyl flooring; ceiling light fitting.

HALLWAY



Two ceiling light fittings; wood effect vinyl flooring.

GUEST WC

4'7" x 3'4" (1.40m x 1.03m)



Internal room; sink and WC; wood effect vinyl flooring; ceiling light fitting; extractor fan.

KITCHEN

11'3" x 8'5" (3.45m x 2.57m)



Window to front; fitted kitchen; built-in single electric oven, 4 ring gas hob and hood; Bosch washing machine; Beko slimline dishwasher; space for fridge freezer; wood effect vinyl; ceiling light fitting.

LOUNGE/DINER

15'8" x 12'9" (4.79m x 3.91m)



Patio doors to the rear garden; feature fireplace with electric stove; fitted carpet; two ceiling light fittings.

STAIRCASE & LANDING

Window to side; spacious built-in cupboard housing the gas central heating boiler; hatch to the loft space; fitted carpet; ceiling and wall light fitting.

BATHROOM

7'9" x 6'10" (2.37m x 2.10m)



Window to rear; recently fitted bathroom comprising vanity mounted sink and WC; bath with mains shower over; wood effect vinyl flooring; ceiling light fitting.

BEDROOM 2

11'5" x 8'5" (3.48m x 2.59m)



Window to rear; double built-in wardrobe; fitted carpet; ceiling light fitting.

BEDROOM 1

12'0" x 9'6" (3.68m x 2.92m)



Window to front with views over the rooftops to the countryside beyond; double built-in wardrobe; spacious storage cupboard; fitted carpet; ceiling light fitting.

GARAGE

Up and over door; power and light.

OUTSIDE

The garden to the front has been planted with mature shrubs and a gravel driveway provides off-street parking. The fully enclosed rear garden has an area of lawn bordered with mature shrubs and a wooden summerhouse.

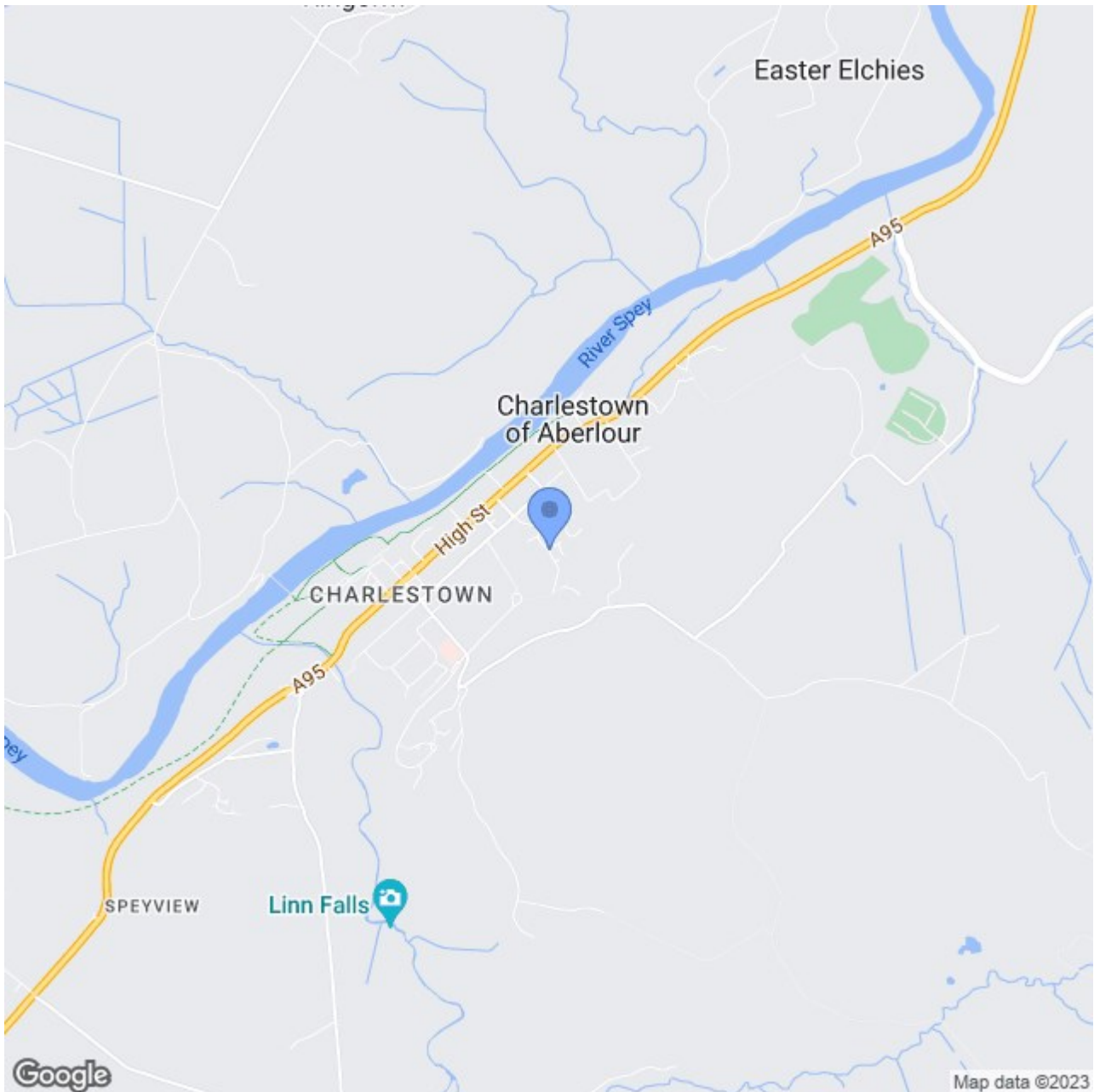
NOTES

Included in the asking price are all carpets and fitted floor coverings, all light fittings, all bathroom and guest WC fittings, the single electric oven, 4 ring gas hob, hood, Bosch washing machine and Beko slimline dishwasher in the kitchen and the wooden summerhouse in the garden.

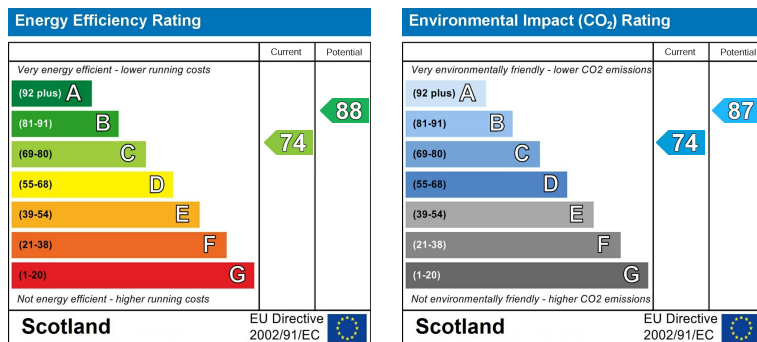
COUNCIL TAX BAND: C

VIEWING- CONTACT SELLING AGENT ON 01343 555150

Area Map



Energy Efficiency Graph



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